



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Ryan Scott, Boys & Girls Club of Bellevue

LOCATION OF PROPOSAL: 15228 Lake Hills Blvd

DESCRIPTION OF PROPOSAL: Proposal to construct a 1000 square-foot addition to the existing Boys & Girls Club, a commercial structure, within the buffer from a category II wetland. The proposal includes restoration of 1,000 square feet of category II wetland buffer and Type-F stream buffer with native wetland and stream buffer planting.

FILE NUMBERS: 17-118652 -LO **PLANNER:** David Wong

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **12/21/2017**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator
Carol V. Helland

Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: **Bellevue Boys & Girls Club Addition**

Proposal Address: **15228 Lake Hills Blvd**

Proposal Description: Proposal to construct a 1000 square-foot addition to the existing Boys & Girls Club, a commercial structure, within the buffer from a category II wetland. The proposal includes restoration of 1,000 square feet of category II wetland buffer and Type-F stream buffer with native wetland and stream buffer planting. A Land Use Exemption (LUX) is included in the review of this proposal.

File Number: 17-118652-LO

Applicant: **Ryan Scott, Boys & Girls Club of Bellevue**

Decisions Included: **Process II**

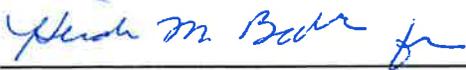
Planner: **David Wong, Land Use Planner**

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance**



Carol V. Helland, Environmental Coordinator
Development Services Department

Department Decision: **Approval with Conditions**



Elizabeth Stead, Land Use Director
Development Services Department

Application Date: August 3, 2017
Notice of Application Publication Date: September 7, 2017
Decision Publication Date: December 7, 2017
SEPA Appeal Deadline: December 21, 2017

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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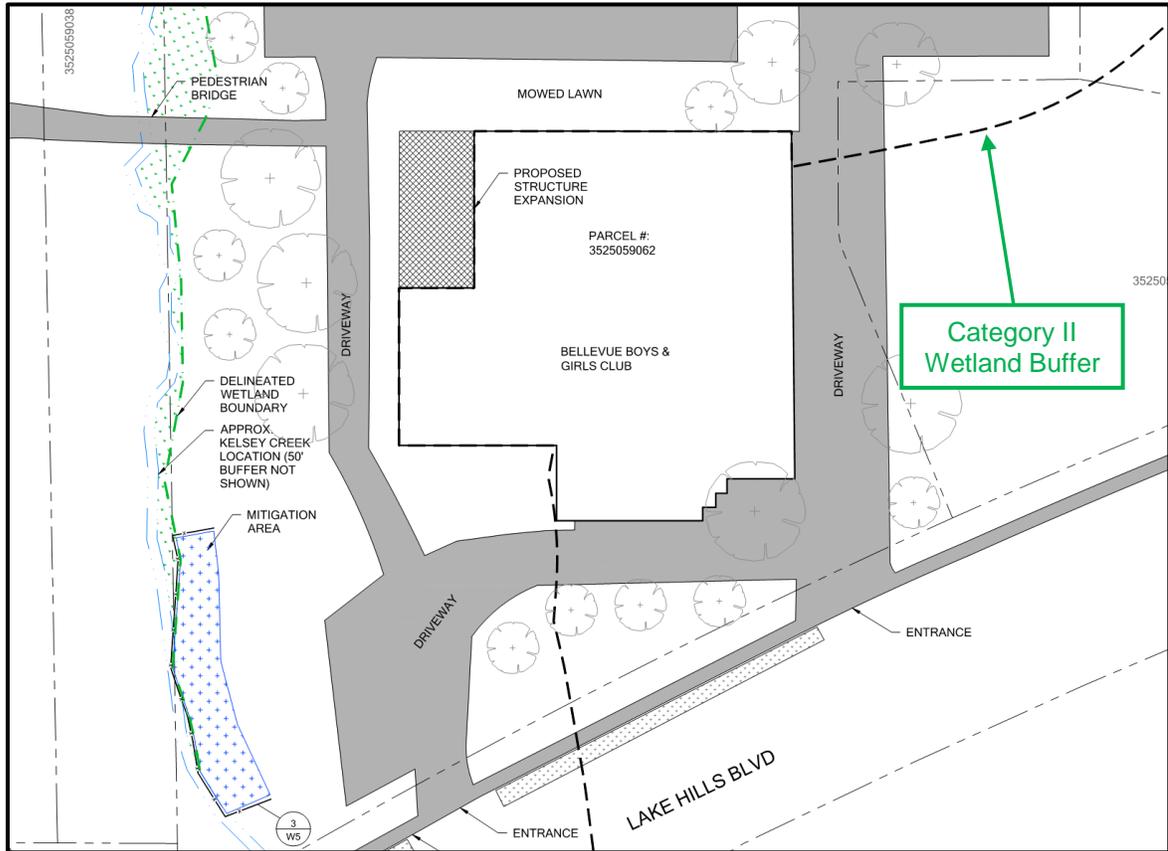
Attachments

1. Environmental Checklist (In-File)
2. Site Plan
3. Mitigation Plan
4. Critical Areas Report (In-File)

I. Request & Review Process

The applicant has requested a Critical Areas Land Use Permit review of a proposal to construct a 1,000 square-foot addition on the northwest side of the existing Boys & Girls Club Lake Hill Teen Center. The proposed expansion is located within a category II wetland buffer and includes 1,000 square feet of wetland and stream buffer mitigation/restoration planting. See Figure 1 for proposed site conditions.

Figure 1



Proposals to permanently modify a wetland buffer require the approval of a Critical Areas Land Use Permit (CALUP) with Critical Areas Report (CAR) and are subject to the requirements of LUC 20.25H and 20.30P, including but limited to those sections governing wetlands, streams, Critical Areas Reports, and mitigation.

II. Site Context & Description

A. Site Context

The site is zoned R-1 (Single-Family Residential Estate) and consists of an existing commercial structure of approximately 10,185 square feet, parking lot, and circular driveway. Kelsey Creek, a fish-bearing stream, runs parallel to the site on the west side with exception of an area in the southwest corner in which the stream flows through the site. A category II wetland exists on- and off-site on the north and west sides of the lot. A pedestrian bridge spanning Kelsey Creek, and the category II wetland, is located on

the west side of the property, and provides non-motorized access to the trail system within the Lake Hills Greenbelt. See Figure 2 below for the current site.

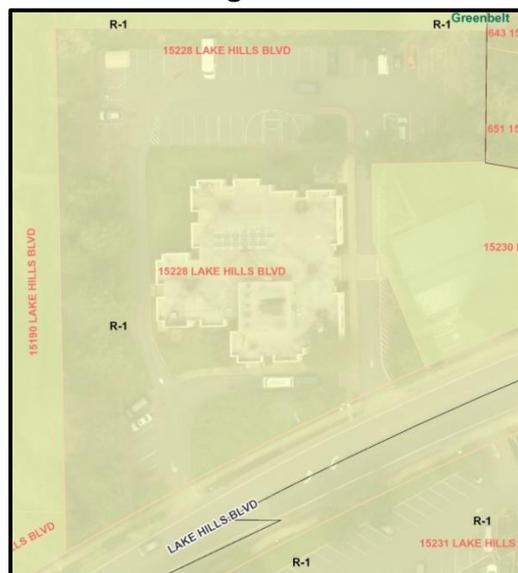
Figure 2



B. Zoning

The property is zoned R-1 (Single-Family Residential Estate). Teen centers are allowed within residential zoning districts as a Conditional Use. A Conditional Use for the existing teen center was granted in 2011 (COB file 11-119329-LB). See Figure 3 for zoning map.

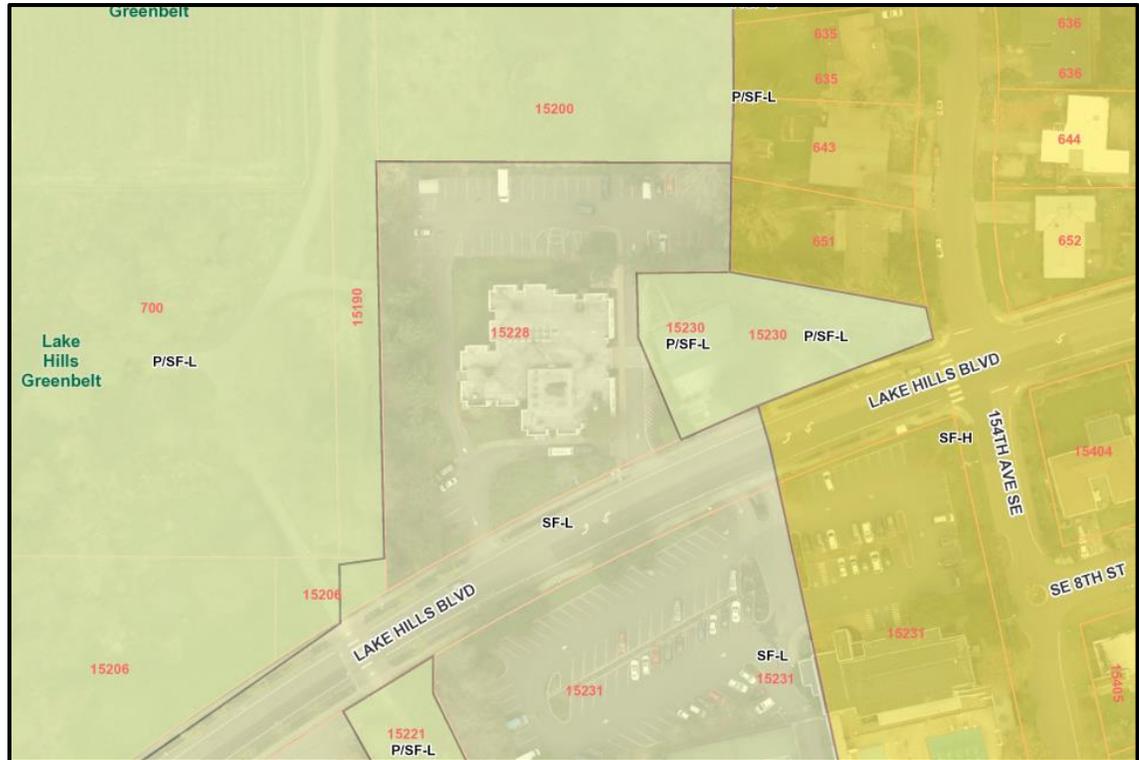
Figure 3



C. Land Use Context

The site is located at 15228 Lake Hills Blvd and previously housed the Lake Hills Library and has a Comprehensive Plan designation of SF-L, or Single-Family Low Density. The site is bordered to the east by the Lake Hill Club House site and to the north and west by the Lake Hills Greenbelt. The site is adjacent to residential uses on the northeast side of the site. See Figure 4 for Comprehensive Plan designation.

Figure 4



D. Critical Areas Functions and Values

i. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water

quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi-canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

ii. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provides various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

iii. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment

delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values. The discussion presented herein emphasizes this ecosystem approach.

iv. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al. 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located within the R-1 zoning district.

B. Consistency with Land Use Exemption Criteria

The Director may determine that an addition or modification to a previously approved project or decision is exempt from further review under the administrative process or as

a new application, provided the following criteria are met:

- 1. The proposal does not result in any significant impact beyond the site; and**
The 1,000 square-foot addition to the existing commercial structure does not result in a significant impact to beyond the site. Programming of the site will not significantly change, and impacts to the critical areas and critical area buffers, on- and off-site, are addressed in the section below.
- 2. The proposal is within the general scope of the purpose and intent of the original approval; and**
No change is proposed from the general scope of the purpose and intent of the original approval. The structure will continue to be utilized as a teen center as was originally approved in 2010 under COB File 11-119329-LB.
- 3. The proposal complies with all applicable Land Use Code requirements; and**
As discussed in Sections III and VIII of this report, the proposal complies with all applicable Land Use Code requirements.
- 4. The proposal does not add square footage that is more than 20 percent of the existing gross square footage; and**
The addition adds 1,000 square feet or an increase of 9.81%.
- 5. If an addition or expansion has been approved within the preceding 24-month period, the combined additions will not add square footage that exceeds 20 percent of existing gross square footage.**
No addition or expansion permits have been filed or approved within the past 24 months. This addition will increase the structure size by 9.81%.

C. Consistency with Land Use Code Critical Areas Performance Standards:

i. Wetland Performance Standards – 20.25H.100

Development on sites with a wetland or wetland critical area buffer shall incorporate the following performance standards, as applicable:

- 1. Lights shall be directed away from the wetland.**
The structural addition will contain no new lighting directed toward the wetland.
- 2. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland, or any noise shall be minimized through use of design and insulation techniques.**
No new sources of noise, beyond what already exists on-site, are proposed or expected. Native planting within the mitigation and restoration area will help to provide sound buffer for the wetland and stream from existing noise sources.
- 3. Toxic runoff from new impervious area shall be routed away from the**

wetlands.

No toxic runoff is proposed to be directed toward the wetland.

4. Treated water may be allowed to enter the wetland critical area buffer.

No treated water is proposed to be discharged within the wetland buffer.

5. The outer edge of the wetland critical area shall be planted with dense vegetation to limit pet or human use.

The proposal includes a mitigation & restoration plan that will provide 1,000 square feet of dense, native planting at the edge of the wetland to off-set the impacts of the structural addition. Native trees and vegetation exist within much of the wetland and stream buffer, however the critical areas report (attachment 4) has documented the degraded conditions, mostly due to the existence of invasive species, within the proposed restoration area. Invasive species will be removed and the area planted with native vegetation.

6. Use of pesticides, insecticides, and fertilizers within 150 feet of the edge of the stream buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.

Slow-release, granular fertilizer will be used within the restoration area. Any fertilizer used will be safe for aquatic environments and in accordance with the City's "Environmental Best Management Practices." See Section X for conditions of approval.

D. Consistency with Critical Areas Report LUC 20.25.230.

The applicant supplied a complete critical areas report prepared by The Watershed Company, a qualified professional (Attachment4). The report met the minimum requirements in LUC 20.25H.250.

IV. Public Notice and Comment

Application Date:	August 3, 2017
Public Notice (500 feet):	September 7, 2017
Minimum Comment Period:	September 21, 2017

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on September 7, 2017. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to the adjacent stream and wetland. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for conditions of approval.

B. Animals

The project site is part of a larger natural area that contains quality habitat for birds and mammals. The proposed addition is designed and located to avoid adverse impacts to the wetland and stream, and no significant trees will be removed with this proposal. The existing, mature vegetation on the site could provide potential habitat to pileated woodpeckers who are known to be in the vicinity, however no impacts are anticipated since no significant trees will be removed.

C. Plants

No native vegetation is proposed to be removed under this proposal and all permanent disturbance will be approved pursuant to an approved mitigation planting and monitoring plan. See Section X for conditions of approval.

D. Noise

The site is adjacent to single-family residences to the northwest whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section X for conditions of approval.

VII. Changes to Proposal as a Result of City Review

No significant changes were request by City staff during the review of this proposal.

VIII. Decision Criteria

A. Critical Areas Report Decision Criteria-Proposals to Reduce Regulated Critical Area Buffer LUC 20.25H.255.

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;

Finding: The proposal includes a mitigation plan that includes 1,000 square feet of native planting within the wetland buffer. The plan also contains maintenance and monitoring provisions. The CAR (attachment 4) identifies and documents the degraded conditions on-site, both in the area of where the proposed addition is and in the area where the proposed mitigation and revegetation planting will occur. Net improvement is expected, primarily through the improvements to the current habitat conditions.

2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;

Finding: Much of the wetland buffer on-site is degraded through permanent improvements (existing structure, parking area, driveway, etc.) and low levels of buffer functions identified and described in the CAR (attachment 4). Off-site critical area and critical area buffer functions were determined to be high, so the design of the project took into consideration protection of off-site function by improving an area directly adjacent to the off-site buffer and that was determined to be the most degraded. See Section X for conditions of approval.

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

Finding: The removal of non-native, invasive species and replacement with dense native specimens will result in improved stormwater functions of filtration. Overall stormwater quality is expected to be improved.

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Finding: A five-year maintenance and monitoring plan has been included in the proposal. In addition to maintenance and monitoring activities, an assurance device associated with the maintenance and monitoring will be required as part of the Building Permit. See Section X for conditions of approval.

5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Finding: The modifications and performance standards included in the proposal are not detrimental to off-site critical areas and buffers, and are expected to lead to improved buffer function for on-site and off-site stream and wetland critical areas and buffers.

6. The resulting development is compatible with other uses and development in the same land use district. (Ord. 5680, 6-26-06, § 3)

Finding: The proposal does not change the existing conditional use, which was determined to be compatible under to previous approval (COB file 11-119329-LB).

B. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The applicant will be required to apply for a Building Permit after the approval of the Critical Areas Land Use Permit. See Section X for conditions of approval.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The proposal has been designed, and located to minimize impacts to critical area functions. The proposed location is within an area of low buffer function and physically separated from the wetland and adjacent buffer area by an existing driveway. Locating the development as proposed has the least impact on the critical area and critical area buffer.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

Finding: As discussed in Section III.B of this report, the proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The site is currently served by adequate public facilities and no additional need is anticipated with this proposal.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: The proposal includes a mitigation and restoration plan that provides 1,000 square feet of native planting consistent with LUC 20.25H.210. The plan also contains a five-year maintenance and monitoring plan to ensure successful establishment of installed planting. See Section X for condition of approval.

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to construct a 1,000 square-foot structural addition within the category II wetland buffer at the 15228 Lake Hill Blvd.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	David Wong, 425-452-4828
Noise Control- BCC 9.18	David Wong, 425-452-4828

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. Building Permit Required: Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. A Clearing & Grading permit shall be required and approved. Plans consistent with those submitted as part of this permit application shall be included in the Building Permit application.

Authority: Land Use Code 20.30P.140
Reviewer: David Wong, Land Use

2. Restoration for Areas of Temporary Disturbance: A restoration plan for all areas of temporary disturbance associated with the structural addition is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the construction permit. The plan shall include documentation of existing site conditions and shall identify the restoration measures to return the site to its existing conditions per LUC 20.25H.220.H.

Authority: Land Use Code 20.25H.220.H
Reviewer: David Wong, Land Use

3. Mitigation for Areas of New Permanent Disturbance: A mitigation plan for all areas of permanent new disturbance shall be submitted for review and approval by the City of Bellevue prior to issuance of the Building Permit. The plan shall document the total area of permanent disturbance and area of new critical area buffer planting to satisfy a replacement ratio of one to one. The plans shall be consistent with the plan submitted in Attachment 3 of this report.

Authority: Land Use Code 20.25H.105.C.3
Reviewer: David Wong, Land Use

4. Maintenance & Monitoring: A maintenance & monitoring plan in conformance with the plan submitted under this application and for a period of five (5) years shall be submitted with the Building Permit Application. Annual reporting shall be submitted at the end of each growing season or by November 1 for each of the five years this plan is applicable. All reporting shall be submitted by email to dwong@bellevuewa.gov. or by mail to:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.25H.220.D, 20.25H.220.H
Reviewer: David Wong, Land Use

5. Maintenance Assurance Device: An assurance device equal to the 20% of the cost of the maintenance & monitoring contract for five years shall be provided prior to issuance of the Building Permit.

Authority: Land Use Code 20.25H.220.F
Reviewer: David Wong, Land Use

6. Rainy Season restrictions: Due to the proximity to a Type-F stream and Category II wetland, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Savina Uzunow, Clearing & Grading

7. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Building Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H
Reviewer: David Wong, Land Use

8. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: David Wong, Land Use

BELLEVUE BOYS & GIRLS CLUB MITIGATION



750 Sixth Street South
Kirkland WA 98033

p 425.822.5242
www.watershedco.com

Science & Design

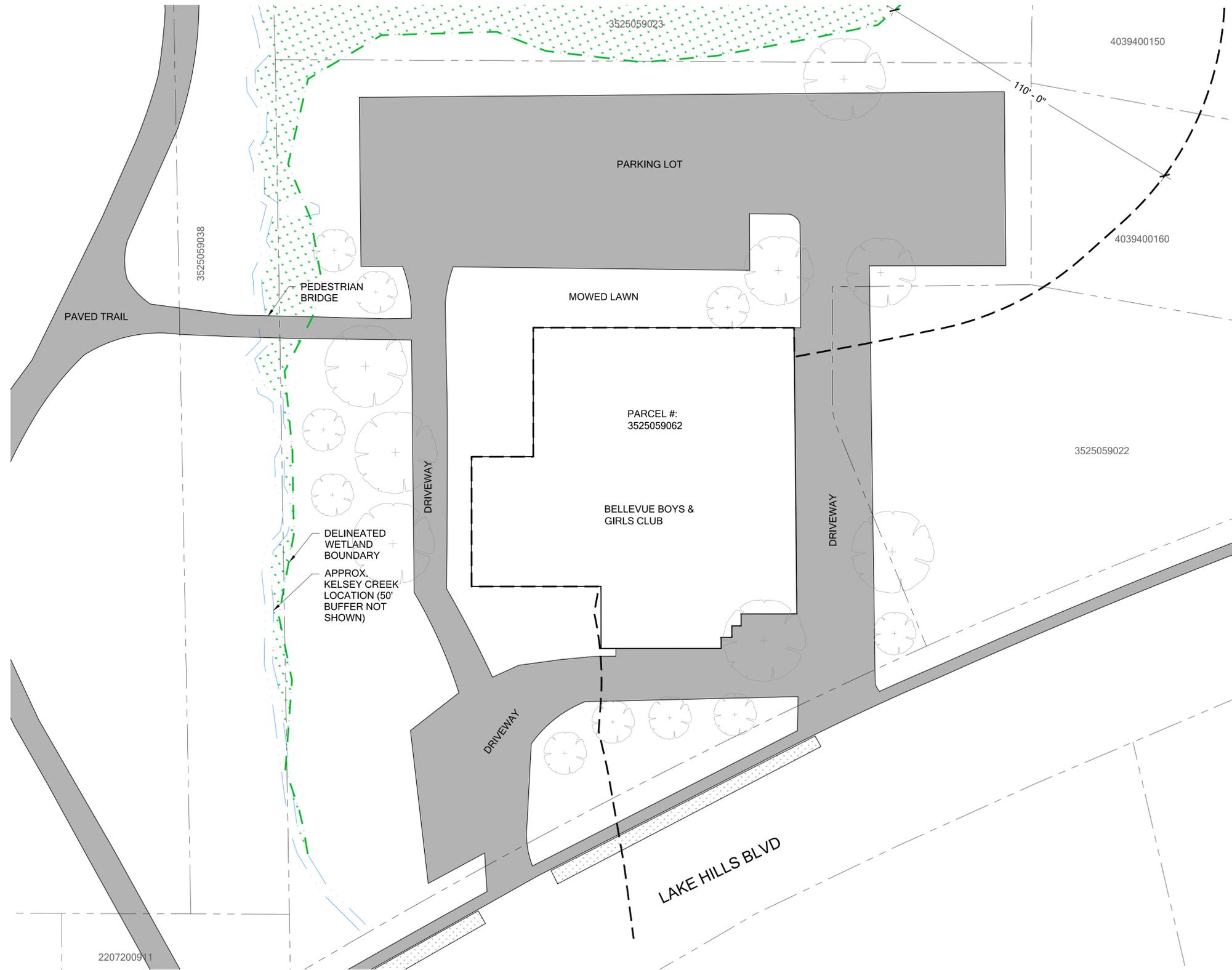


VICINITY MAPS

BOYS & GIRLS CLUB EXPANSION

BUFFER MITIGATION
PREPARED FOR: RYAN SCOTT

SITE ADDRESS:
15228 LAKE HILLS BLVD.
BELLEVUE, WA 98007



LEGEND

- WETLAND BUFFER (110')
- KELSEY CREEK (APPROX.)
- DELINEATED WETLAND BOUNDARY
- PARCEL BOUNDARY

SHEET INDEX

- 1 EXISTING CONDITIONS
- 2 TESC, IMPACTS AND MITIGATION PLAN
- 3 MITIGATION PLAN NOTES
- 4 PLANTING PLAN
- 5 PLANT INSTALLATION DETAILS AND NOTES

NOTES

1. CRITICAL AREAS DELINEATED BY THE WATERSHED COMPANY ON APRIL 25, 2017. WETLAND FLAGS LOCATED BY GPS.
2. BASEMAP HAS BEEN APPROXIMATED BASED ON KING COUNTY IMAP IMAGERY 2015.

EXISTING CONDITIONS

SCALE 1:20



SUBMITTALS & REVISIONS		BY	DATE
1	DESCRIPTION	LJM	6-30-2017
1	FIRST REVIEW		

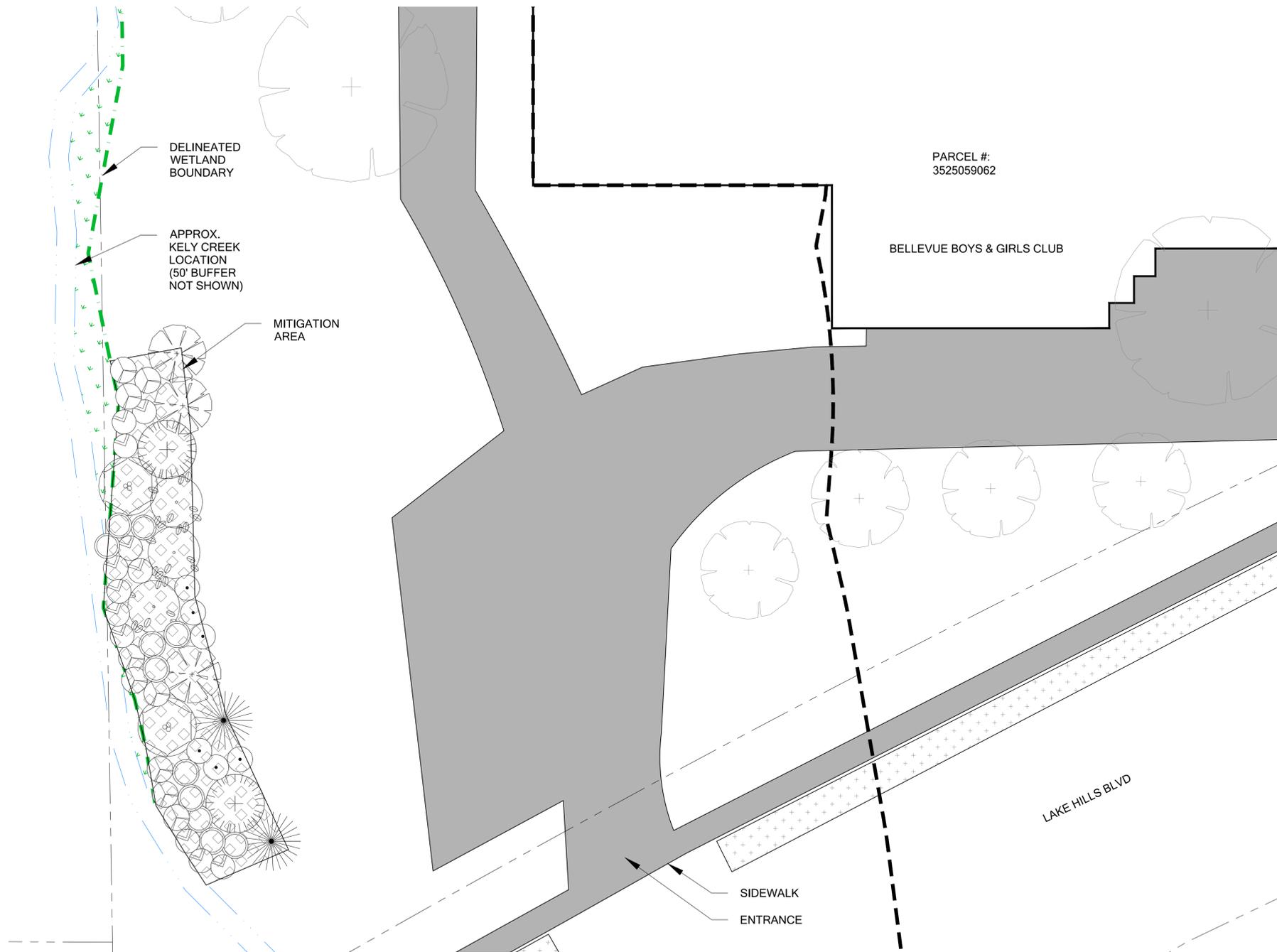
SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: LJM
DRAFTED: LJM
CHECKED: MF

JOB NUMBER:
161215

SHEET NUMBER:
W1 OF 5

**BOYS & GIRLS CLUB EXPANSION
BUFFER MITIGATION
PREPARED FOR: RYAN SCOTT
SITE ADDRESS:
15228 LAKE HILLS BLVD.
BELLEVUE, WA 98007**



LEGEND

- WETLAND BUFFER (110')
- KELSEY CREEK (APPROX.)
- DELINEATED WETLAND BOUNDARY
- PARCEL BOUNDARY

PLANT LIST

TREES (9 TOTAL)			SHRUBS (38 TOTAL)			GROUNDCOVER AND PERENNIALS (200 TOTAL)*		
QTY	SPACING	SIZE	QTY	SPACING	SIZE	QTY	SPACING	SIZE
3	ALL TREES TO BE SPACED PER PLAN	2 GAL.	3	ALL SHRUBS TO BE SPACED PER PLAN	1 GAL.	50	24" O.C.	1 GAL.
2		2 GAL.	6		1 GAL.	50	24" O.C.	1 GAL.
2		2 GAL.	11		1 GAL.	50	24" O.C.	1 GAL.
3		2 GAL.	9		1 GAL.	50	24" O.C.	1 GAL.
			9		1 GAL.			

PLANTING PLAN

SCALE 1:10



SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6-30-2017	FIRST REVIEW	LJM

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: LJM
DRAFTED: LJM
CHECKED: MF

JOB NUMBER:
161215

SHEET NUMBER:
W4 OF 5

FILENAME: 161215 - BELLEVUE BOYS AND GIRLS CLUB MIT PLANDWG
DATE: PRINTED BY: LOGAN MCCLUSH

PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE

- PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
- PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
- TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
- NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS

- PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
- CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
- SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
- IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
- SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION

- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
- PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
- THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS

- PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
- WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

SUBMITTALS

PROPOSED PLANT SOURCES

- WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

- PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
- HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION

CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS

- TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
- SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
- HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
- LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY

PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

- PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE CONSULTANT'S DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL

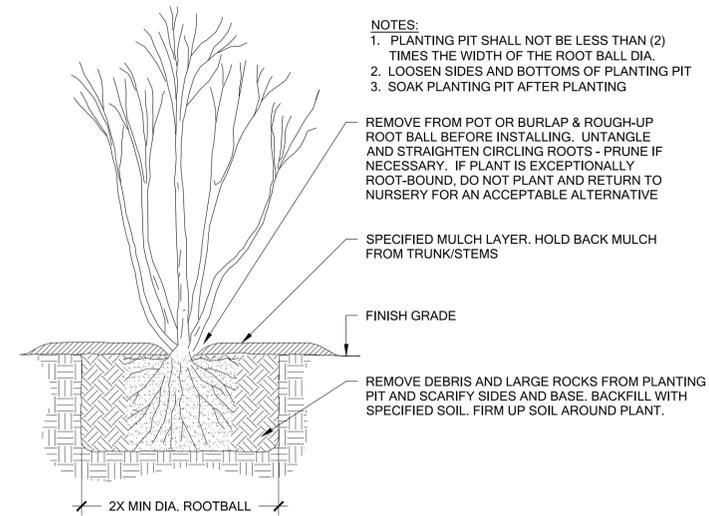
- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

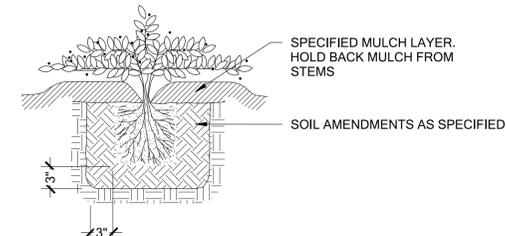
SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

ROOT TREATMENT

- CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
- PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
- ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

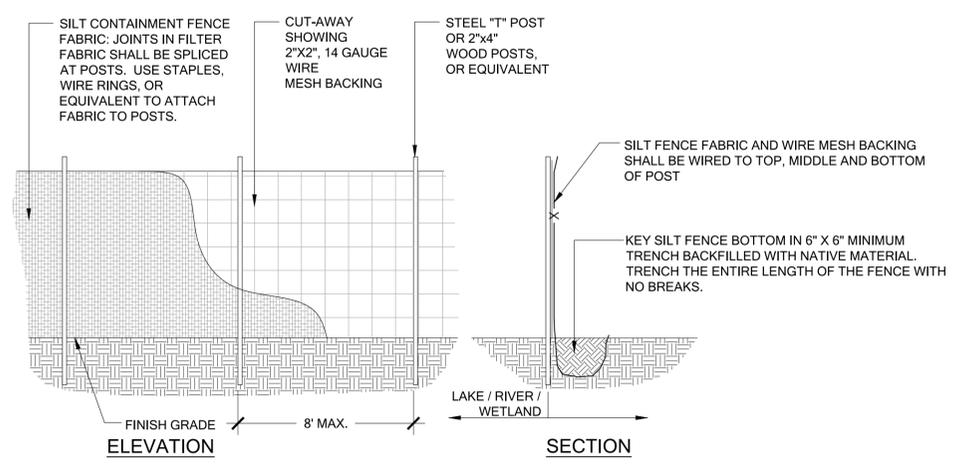


1 TREE AND SHRUB PLANTING Scale: NTS



2 GROUNDCOVER PLANTING Scale: NTS

SILT FENCE MAINTENANCE STANDARDS:
 1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
 2. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION EXCEEDS 6" IN DEPTH.



3 SILT FENCE Scale: NTS

BOYS & GIRLS CLUB EXPANSION
 BUFFER MITIGATION
 PREPARED FOR: RYAN SCOTT
 SITE ADDRESS:
 15228 LAKE HILLS BLVD.
 BELLEVUE, WA 98007

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